

EXHIBIT A

LEGAL DESCRIPTION Tract 69

All that certain tract lying and situated in the Joseph Tumblinson Survey, Abstract No. 894, Hill County, Texas, being a portion of that certain tract described as 713.30 acres in the Warranty Deed from GrayCow, LLC to HCTXLP, LLC, dated June 9, 2022, recorded in Volume 2197, Page 191 of the Official Public Records of Hill County, Texas, being known as Tract 69, Hidden Creek Ranch, according to the partition plat recorded in Slide 369B of the Plat Cabinet Records of Hill County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2" steel rebar found lying in County Road 3368 on the easterly line of that certain tract of land described as First Tract and called 100 acres in the Special Warranty Gift Deed from Dorothy M. Jones to Gary W. Jones and Jimmy L. Jones, dated February 16, 2015, recorded in Volume 1818, Page 159 of the Official Public Records of Hill County, Texas, being the westernmost northwest corner of said 713.30 acre tract, being the southwest corner of that certain tract of land described as 34.14 acres in the Warranty Deed with Vendor's Lien from Classic Oaks Holdings, LLC to Gary W. Jones and wife, Melissa A. Jones, dated February 27, 2015, recorded in Volume 1819, Page 252 of the Official Public Records of Hill County, Texas;

THENCE South 83 degrees 49 minutes 56 seconds East 6341.72 feet to an unmarked point lying in County Road 3373 on the southerly line of said 713.30 acre tract and a southerly line of a road easement, being the northerly line of that certain tract of land described as 93.47 acres in the Warranty Deed from Joseph and Dale Kohn to Roberto Guerrero, dated July 19, 2010, recorded in Volume 1647, Page 448 of the Official Public Records of Hill County, Texas, for the POINT OF BEGINNING of the herein described tract;

THENCE North 30 degrees 59 minutes 10 seconds West over and across said 713.30 acre tract, at 30.2 feet passing a 1/2" steel rebar capped "Peede Assoc" set on a northerly line of a road easement, continuing at 1447.89 feet passing a 1/2" steel rebar capped "Peede Assoc" set for reference, continuing in all 1482.89 feet to an unmarked point lying in an unnamed branch of Pin Oak Creek;

THENCE in a northeasterly direction over and across said 713.30 acre tract along the meanders of said unnamed branch of Pin Oak Creek, the following nine (9) courses and distances:

- 1). North 25 degrees 13 minutes 51 seconds East 2.58 feet;
- 2). North 69 degrees 18 minutes 00 seconds East 59.41 feet;
- 3). South 85 degrees 46 minutes 59 seconds East 68.69 feet;
- 4). South 70 degrees 10 minutes 03 seconds East 178.58 feet;
- 5). South 16 degrees 35 minutes 46 seconds East 51.62 feet;
- 6). South 28 degrees 46 minutes 50 seconds West 45.43 feet;
- 7). South 40 degrees 17 minutes 42 seconds East 87.80 feet;
- 8). South 82 degrees 05 minutes 07 seconds East 49.71 feet;
- 9). South 60 degrees 42 minutes 33 seconds East 40.69 feet;
- 10). North 57 degrees 36 minutes 15 seconds East 52.72 feet;

11). North 14 degrees 18 minutes 43 seconds East 44.35 feet to an easterly line of said 713.30 acre tract for an approximate easterly line of said Tumblinson Survey and an approximate westerly line of the Abram Payne Survey, Abstract No. 737, being a westerly line of that certain tract of land described as Lot No. 2 and called 41-3/10 acres in the Warranty Deed from Raymond Wilson Varner to Louis Hill Blacklock, executed January 11, 1965, recorded in Volume 455, Page 284 of the Deed Records of Hill County, Texas, said corner bears South 31 degrees 00 minutes 11 seconds East 453.69 feet from a 1/2" steel rebar found capped "Byline" for an interior ell corner of said 713.30 acre tract and a northwest corner of said 41-3/10 acre tract;

THENCE departing said creek South 31 degrees 00 minutes 11 seconds East over and across said 713.30 acre tract, 188.05 feet to a 1" iron pipe found, being the southwest corner of said 41-3/10 acre tract, being the northwest corner of that certain tract of land described as 163.81 acres in the Warranty Deed from the Estate of Merle E. Roberts to David E. Hightower and wife, Kristy L. Hightower, dated July 16, 2019, recorded in Volume 2011, Page 490 of the Official Public Records of Hill County, Texas, said tract surveyed as 337.23 acres on March 4, 1931 by Joe Goddard, the field notes of which are recorded in Volume 253, Page 283 of the Deed Records of Hill County, Texas;

THENCE South 31 degrees 24 minutes 12 seconds East along the common line between said 713.30 acre tract and said 163.81 acre tract and partially along a fence, at 785.44 feet passing a 1/2" steel rebar capped "Peede Assoc" set for reference, continuing crossing said County Road in all 915.44 feet to a 1/2" steel rebar set capped "Peede Assoc" lying on the northerly line of said 93.47 acre tract, being a southeast corner of said 713.30 acre tract;

THENCE South 59 degrees 14 minutes 34 seconds West along the common line between said 713.30 acre tract and said 93.47 acre tract, at 50 feet passing a 1/2" steel rebar found capped "Byline", continuing generally along said County Road in all 341.50 feet to the point of beginning and containing 10.02 acres of land, as surveyed on the ground on July 17, 2022, as Job Number 061022 by Peede & Associates Land Surveyors, Ltd.